

**MINUTES OF THE PLAN COMMISSION FOR THE CITY OF CUDAHY, WI  
HELD AT THE MUNICIPAL BUILDING ON  
February 14, 2012**

**JOINT MEETING WITH DESIGN REVIEW**

**CALL TO ORDER**

Meeting was called to order at 7:00 PM by Mayor Day

**OPENING STATEMENT**

Prior to the meeting, notice was given to the community and posted in the appropriate places. Notice was also given to the news media that requested it, namely the Milwaukee Journal-Sentinel and MyCommunityNow.com.

**ROLL CALL**

The following members of the Plan Commission were present for roll call: Alderman Jason Litkowiec, Jim Zsebe, Mike Nelson, Alderman Richard Bartoshevich, Harry Savagian, and Mike Coulthurst. Also present was Economic Development Director Brian Biernat and the following Design Review Board members: Peter Dombrowski, Jim Hooper, Joan Houlehen, Mike Nelson, and Marty Van Hoof.

**PUBLIC HEARINGS**

**ACTION ON CONDITIONAL USE REQUEST- 3537-3553 East Squire Ave. Multi-Family Residential Development proposed by Arbanella-Carmody Homes in the Lake Side Commons Overlay District.**

Motion to accept the Conditional Use made by Alderman Litkowiec, Seconded by Commissioner Savagian. Savagian – yes, Zsebe – yes, Alderman Litkowiec – yes, Alderman Bartoshevich – yes, Mayor Day – yes. Commissioner Coulthurst – no, Commissioner Nelson – no. Motion approved 5-2.

**ACTION ON CONDITIONAL USE REQUEST – Smokin’ Deals – Retail tobacco products proposed by Matt Glinsky for 5656 South Packard Avenue – Packard Plaza in the B-2 Community Business District.**

Public Hearing regarding a request for “Conditional Use Permit” at 5656 South Packard Avenue. Owner, Matt Glinsky, presented his proposal for a retail tobacco product store. Alderman Bartoshevich brought up a concern that the use of “tobacco rolling machines” is a topic of litigation in the State of Wisconsin regarding IRS rules and taxes. This is not an issue at the City level.

Stephanie (inaudible last name), citizen who lives in the area expressed her comments to not let this establishment come to her neighborhood.

Commissioner Zsebe and Alderman Bartoshevich questioned hours of operation and steps the owner would take to keep juveniles out of the store. There is a strict no minors allowed policy the store abides by.

## **PLAN COMMISSION AGENDA**

Motion made by Commissioner Coulthurst to approve minutes from January 10, 2012, seconded by Commissioner Savagian. All in favor 7-0.

### **JOINT MEETING WITH DESIGN REVIEW COMMITTEE**

**1. Discussion and appropriate action on the proposed accessory structure located at 2919-3039 East Grange Avenue, Grange/Allison Apartments, LLC.**

Gerald Burback, Burback Builders presented plans. This is for a new independent structure on the property. Commissioner Savagian questioned the reason for the heated shop area and Mr. Burback stated this is a shop for servicing the apartments and small machinery, to include house and lawn equipment. They will be parking their plow truck and larger equipment will be stored on the unheated side. No mechanical work will be performed on vehicles. A member from the Design Review Board commented (inaudible), where two windows were suggested. Commissioner Savagian added that the windows would not be a good idea because they would get broken and possibly attract vandalism or theft. Savagian stated there was extensive landscaping planned where it would look good. Alderman Litkowiec agreed. Mike Nelson, on the behalf, of the Design Review Board, commented that the materials and colors should take on the appearance of the other buildings on the property. Alderman Bartoshevich expressed his concern with maintenance workers working on lawnmowers and the odors and exhaust from the fuel. There are doors that can be open for ventilation; this would not be a problem. Motion made by Plan Commission, Harry Savagian to approve as submitted, seconded by Alderman Bartoshevich, discussion with the additional items added to the motion:

1. Add brick line approximately 3' high across the front of the building.
2. False shutters, to mimic windows, to match and tie in with existing design.

Plan Commission approved, all in favor 7-0. Design Review approved, 5-0.

**2. Discussion and appropriate action on the building alterations and signage plan proposed by O'Reilly Auto Parts for the stand alone retail building at 6001 South Packard Avenue.**

Casco, architectural firm, not present for meeting, any questions could be answered by Director of Economic Development, Brian Biernat. Mike Nelson likes the building with the windows fronting Packard Avenue, the way it is now and not per O'Reilly Auto Parts plans. Brian Biernat states the design of the store is universal and the plan shows the glass being taken out. Alderman Bartoshevich just wants the building occupied, as it has been vacant for approximately 2 years. He says the corporation has their plan and stressed he just wants it to be occupied. Alderman Litkowiec would also like to see the glass stay as it is. Brian Biernat requests the motion to specify the material and placement. Design Review comments were inaudible.

Plan Commission motion to approve with the front east wall facing Packard Avenue to have the glass remain, by Commissioner Nelson, seconded by Commissioner Savagian. Plan Commission motion approved 7-0. Design Review motion approved 5-0.

**3. Discussion and appropriate action on the proposed signage for Cat Daddy's Pub, 3506 East Layton Avenue, submitted by Cathryn West, operator.**

Cathryn West not present at meeting. Brian Biernat states the proposal is conforming, colors are black on white. No color photos submitted. Plan Commission motion to table this agenda item and have Cathryn West submit and appear at next meeting, seconded by Alderman Bartoshevich, All in favor. Plan Commission motion approved 7-0. Design Review motion approved 5-0.

4. **Discussion and appropriate action regarding the proposed building design and site utilization plans for a multi-family residential development to be located at 4718 South Kingan Avenue – 3546 East Squire Avenue.**

Per Brian Biernat, this item was discussed at Staff Steering and passed. Greg Adlington, Developer, and Roman Berendt, Project Coordinator, presented plans and stated they have been attracted to this site for some time now. Plans are for a 39 unit apartment building, units between 688-1228 sq. feet, brand new distinct design. 47 parking spaces with 10 tandem spaces in heated underground garage. There will be a clock tower with a glass lobby and a nice gathering area. Mr. Adlington states the target tenants are younger, urban professionals who want to live in a nice facility with great amenities but would not be ready to buy a house at this time. There is also an interest in building a second phase just east of this property. Materials were discussed. Commissioner Zsebe asked if the clock on the tower would be functional and it would. Plan Commission motion to approve as presented by Alderman Bartoshevich, seconded by Commissioner Zsebe. Plan Commission motion approved 7-0. Design Review motion to approve by Mike Nelson, seconded was inaudible, and approved 5-0.

5. **Discussion and appropriate action regarding the proposed building addition; site plan modifications, including parking, loading, lighting, landscaping; and signage for Fabricated Metal Products, FMP, Inc., 3240 East Van Norman Avenue.**

Plans presented and discussion regarding plans to include materials. The Insulated Metal Panel is “Light Stone” in color, a fully insulated panel and very nice looking. Panel is a high insulation value and stays straight and true. The lower portion is decorative split face block that will tie into the existing style. The roof line is parallel to the existing roof and slope. Design Review motion to approve as presented by Mike Nelson, seconded by Marty Van Hoof, motion approved by all, 5-0. Plan Commission motion made by Alderman Bartoshevich to approve as presented, seconded by Commissioner Savagian. Motion approved 7-0.

**ADJOURN**

Plan Commission motion to adjourn by Alderman Bartoshevich, 2<sup>nd</sup> by Alderman Litkowiec. All in favor 7-0. Design Review motion to adjourn (inaudible), all in favor 5-0.